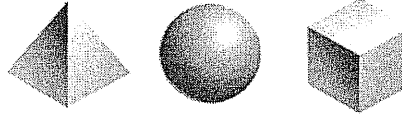


Pendley & Associates, Inc.



11 August 2005

Gerri Caruso
Sunnyvale Planning Dept
456 W. Olive Ave.
Sunnyvale, CA, 94088
(408) 730-7435

Re. Southbay Christian Center conditional use permit
521 E. Weddell Dr, Sunnyvale, CA, 94089
APN = 110-14-196 (Santa Clara County)

Gerri:

Southbay Christian Center opened their doors to the community in 1922, and moved into the facility at 1134 Miramonte Ave, Mountain View in 1981. At present they have about 125 people attending on Sunday mornings and plan to grow to 300 within a few years. When they reach 400 people they plan on sending some of the people off to start a daughter church. The church draws people from the community area for Sunday services from 9am-1pm. There is a bible study Wednesdays 7-9pm. There are three full-time staff members with M-F 8am-5pm. There will also be random special events, such as potlucks, concerts and weddings.

The proposed site is located north of the 101 Freeway between 237 Freeway and Lawrence Expressway. It is a developed 2.3-acre in the MS zone and there are existing public utilities. The land is surrounded by industrial and future residential properties. The existing 34,170 square feet (SF) building was occupied by an event planner, equipment rental & cheerleading school, became vacant in 1997.

We are proposing a remodel and change in use from office/warehouse to a church. There are 134 existing paved on-site parking spaces. We will remove 5 and add 7 new paved parking spaces onsite. This will give them 136 parking spaces. Although the Sanctuary room size will allow for more occupants, the parking limits the occupancy. The use permit needs to be conditioned to 500 maximum occupants. They will need an off-site parking agreement with 539 E. Weddell for 30 more parking spaces. It is our understanding the existing parking lots do not have to be brought up to current city standards, but overall landscape was increased to 20% of the lot coverage. There is an existing trash enclosure. A 2" Crape Myrtle will be removed for the new entry tower and facelift. A new sidewalk will be added per city request.

The 539 building has less improvements than the 521 building, so it will be the first project. Then, upon completion, the church will move in to this building during the time it takes to do construction of the 521 building. We realize the Sanctuary has the potential to hold more people than there is parking for them and thus request the use permit limit the occupant load to that allowed by the provided parking. Thirty of 539 site parking will be set into an offsite parking agreement with 521 site.

A developer wants to purchase their existing campus and Southbay Christian Center has critical need for new physical space and parking to accommodate their worship and ministry functions. It is this critical need for space that has prompted the church leadership to purchase the new properties in order to relocate. From a financial perspective this expanded facility allows Southbay Christian Center an extremely cost effective ability to meet their current and future worship and ministry needs. All of this has been budgeted, and works well financially for the church, provided there aren't any costly conditions imposed on them.

By providing the aforementioned ministry and support functions to both the congregational members and local populace, Southbay Christian Center believes it provides high community value as well as positively affecting the world from the southbay area. This in fact Southbay Christian Center believes to be a biblical mandate as found in Matthew 28: 19-20 which states: *"Therefore go and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, and teaching them to obey everything I have commanded you. And surely I am with you always, to the very end of the age."*

In addition to this Biblical mandate and the positive impact on people, the aesthetic physical improvement of this property will be significant, enhancing the local area.

The Southbay Preschool at 539 E. Weddell is an associated project. This project is consistent with the general plan and zoning. There is no significant impact on the environment; including traffic, noise, light, air, water and archeology. And there is no threat to public health, safety and welfare and no hazardous materials involved. The church has been serving the needs of the community for years. And now want to continue this in their new campus. We request the conditional use permit be granted that we may proceed to the next step in the building process.

Call for any clarifications.

Sincerely,

Brian A. Pendley
Architect

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A DESIGN/BUILD GROUP
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FLOOR PLAN
RELOCATED CAMPUS FOR
SOUTHBAY CHRISTIAN CENTER
501 WOODRILL DR., SUNNYVALE, CA 94089

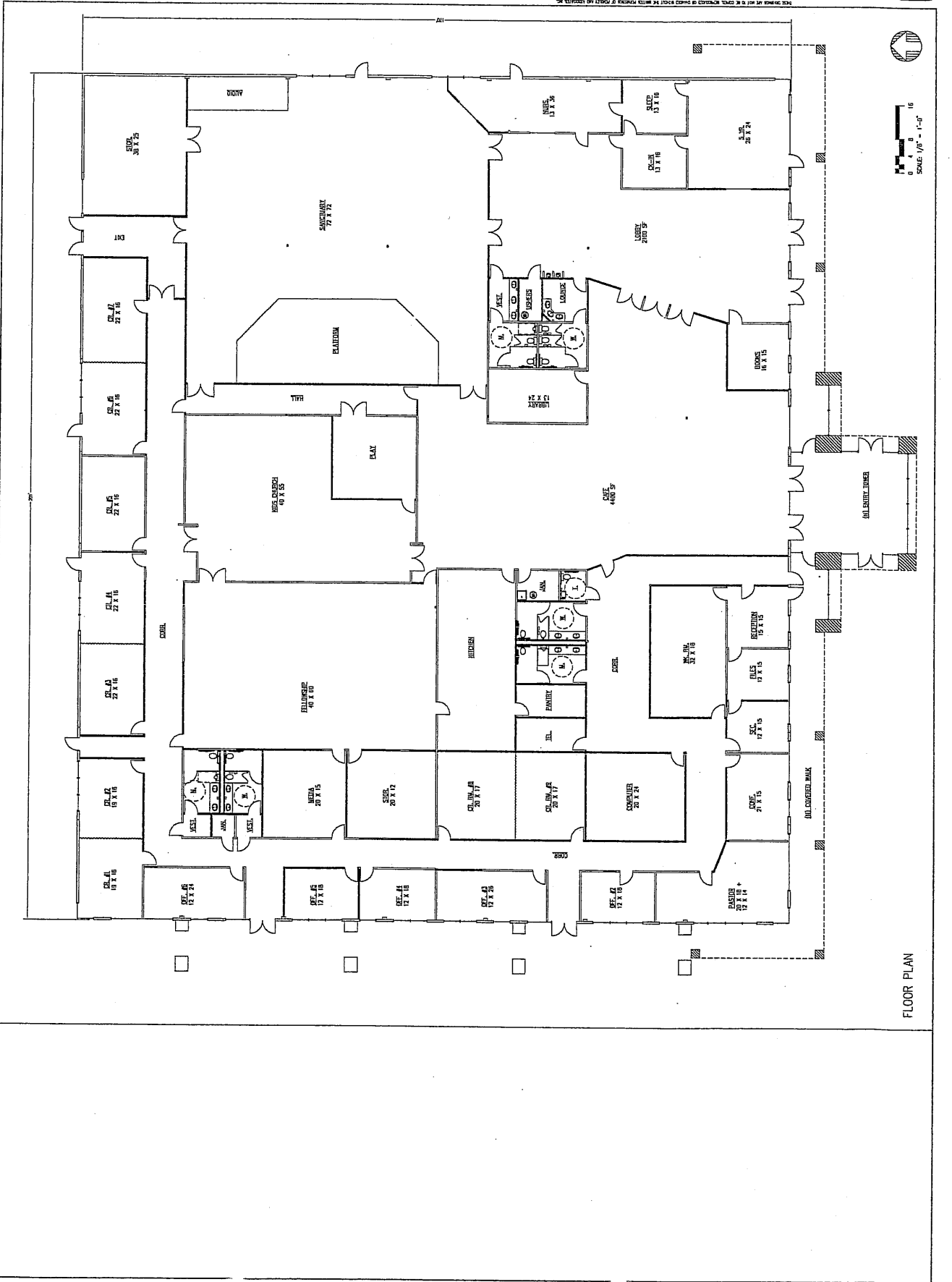
REVISIONS

NO.	DATE	DESCRIPTION
1	08-10-05	ISSUED
2	08-11-05	REVISED

SCALE
1" = 10' - 0"

NOTES

1. ALL ROOMS ARE TO BE COMPLETED BY 08/31/05.
2. ALL ROOMS ARE TO BE COMPLETED BY 08/31/05.



DATE	10/1/03
BY	10/1/03
CHKD	10/1/03
APPD	10/1/03

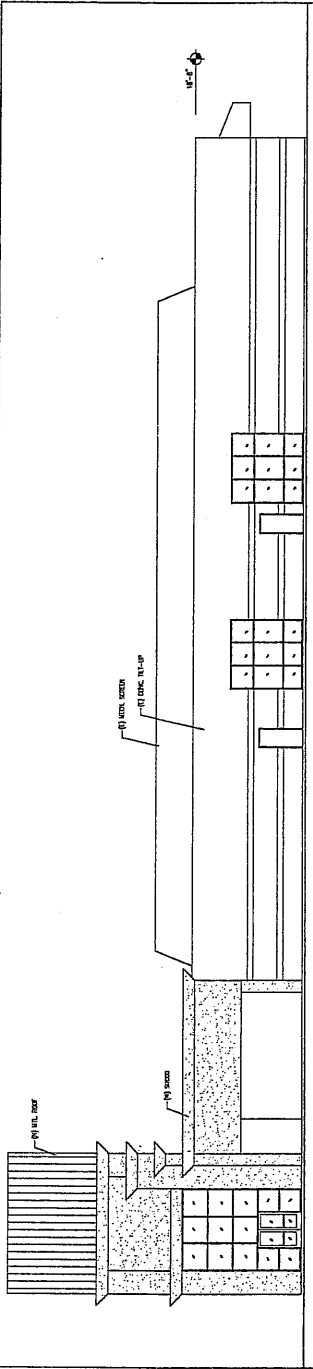


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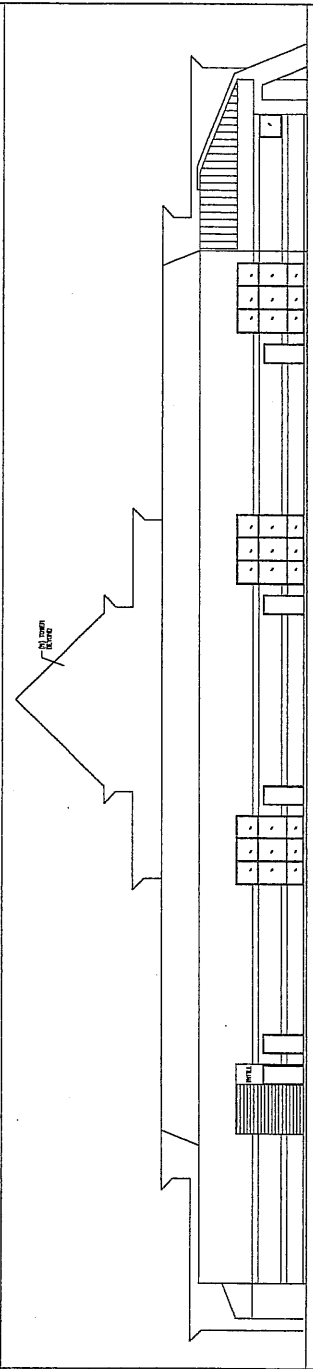
PENDLEY & ASSOCIATES, INC.
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RELOCATED CAMPUS FOR SOUTHBAY CHRISTIAN CENTER
1201 WOODBELL DR. SUNNYVALE, CA 94085

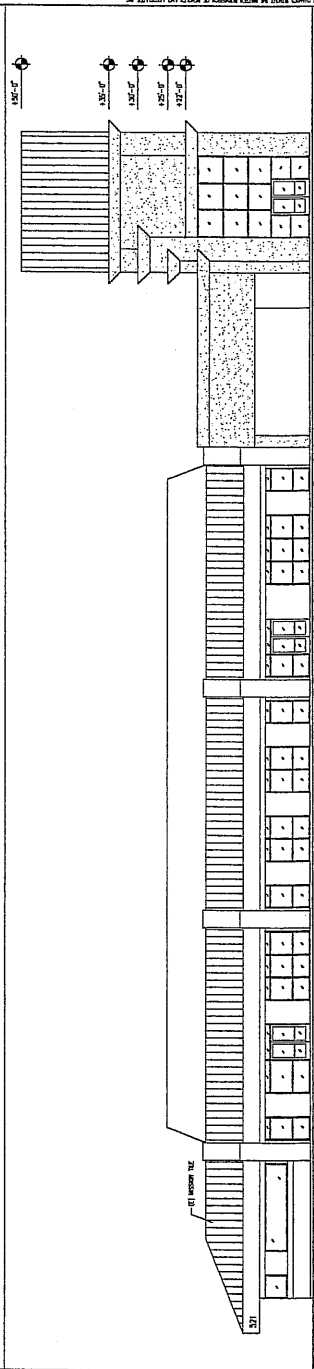
A3
SHEET NO. 03-01-05
DATE 03-01-05
SCALE 1/8" = 1'-0"



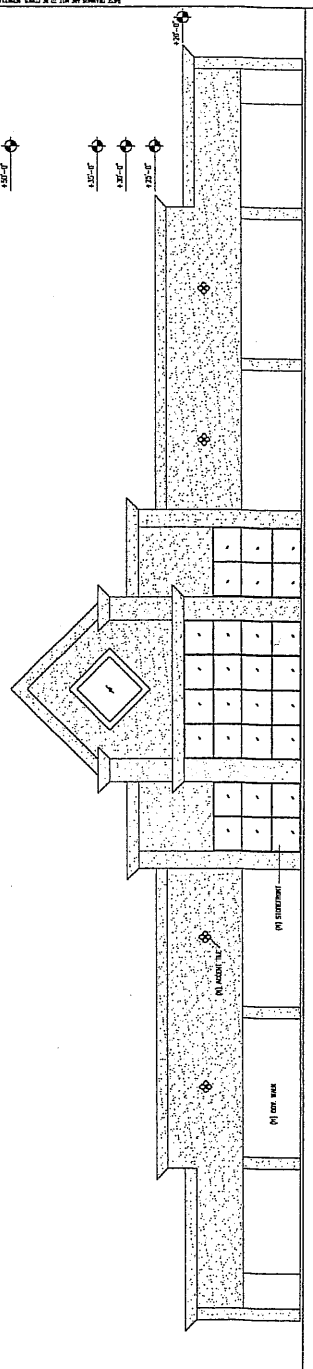
EAST



NORTH



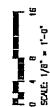
WEST



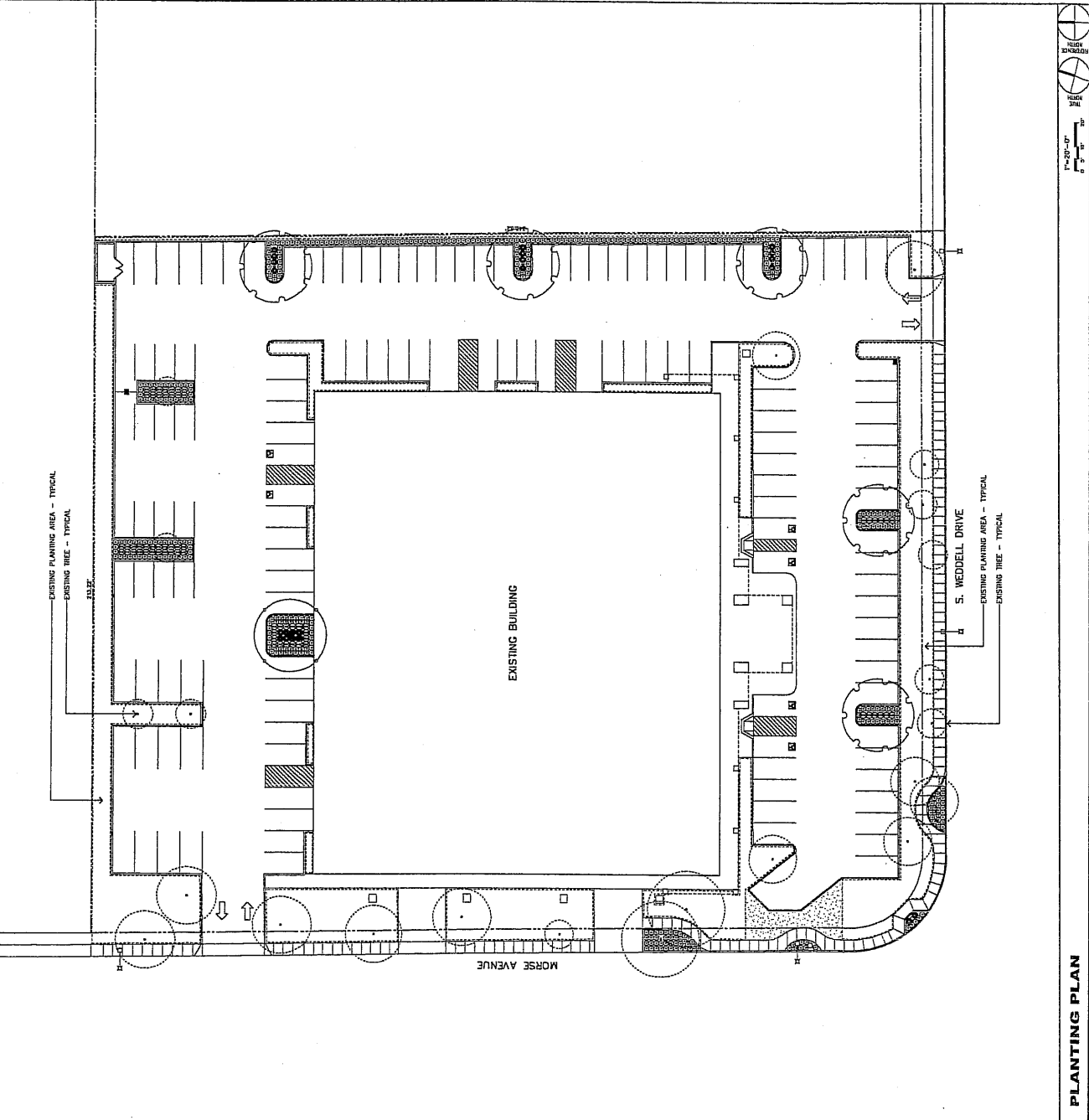
SOUTH

- | FINISH | MFR. | STYLE | COLOR |
|------------------------|------|-------------|------------|
| 1. EX. BRICK-UP ROOF | N/A | MODERN TILE | TERA COTTA |
| 2. EX. MASONRY ROOFING | N/A | MODERN TILE | TERA COTTA |
| 3. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 4. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 5. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 6. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 7. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 8. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 9. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 10. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 11. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |
| 12. EX. CONC. TILT-UP | N/A | MODERN TILE | TERA COTTA |

SUBSTITUTION PENDING APPROVAL - MATCH EXISTING FINISHES & COLORS



SCALE 1/8" = 1'-0"



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREES				
	Laurus nobilis	Sweet Bay Tree	1	24" Box
	Peloclea chinensis	Chinese Filiculae	5	24" Box
SHRUBS				
	Nandina domestica	Nandina domestica	54	5 Gal.
	Hesperis matronalis	Hesperis matronalis	22	5 Gal.
	Trachelium caeruleum	Trachelium caeruleum	300	1 Gal.
LAWN				
	Grass	Grass	1000	1000 sq. ft.

PLANTING NOTES

1. Plant material locations diagrammatic. Adjust when necessary to avoid utilities and other obstructions.
2. All plants to be installed in accordance with the specifications of the contractor. In case of discrepancy, the plan shall govern.
3. Shrubs and lawn areas to receive 100/1000 sq. ft. of mulch in depth of 4 inches. One 10-15" border of 100/1000 sq. ft. mulch to depth of 4 inches.
4. All plants to be installed in accordance with the specifications of the contractor. In case of discrepancy, the plan shall govern.
5. Backfill and grade by 1/2" compacted and 1/2" compacted mulch with Agriform plant stakes and four base and wire ties.
6. Slope of trees with two 2" diameter x 8' long pressure treated landscape pine stakes and four base and wire ties.
7. Contractor shall be responsible for removal of all debris from site generated by this work.
8. Contractor shall be responsible for removal of all debris from site generated by this work.
9. Contractor shall maintain job for 90 days from date of completion. Trees to be guaranteed for one year.

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RAY CHRISTIAN CENTER
LOCATED CAMPUS FOR
521 E. WEDDELL DRIVE, SUITE 100
DENVER, CO 80202
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